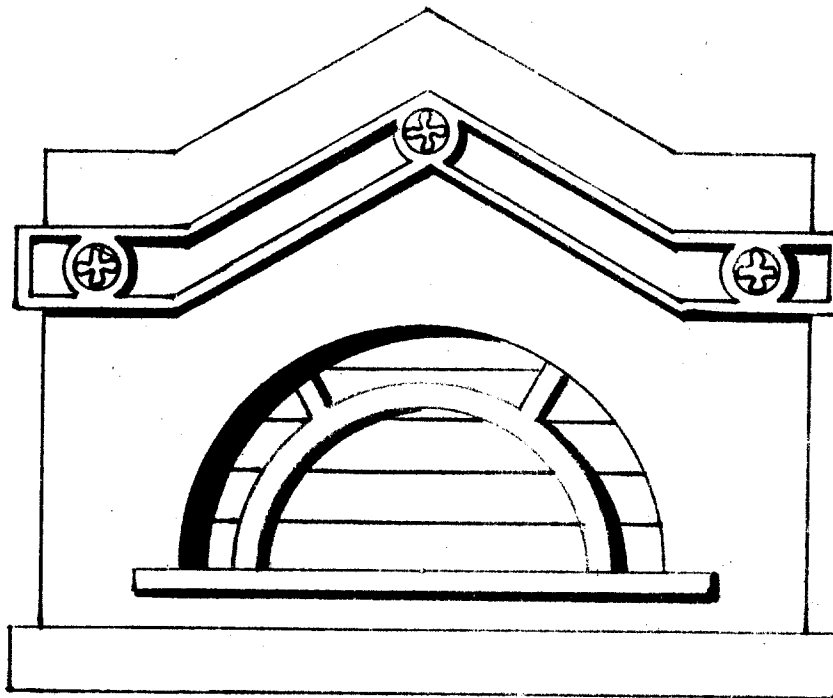


**21ST STREET
COMMUNITY CENTER
2100 WASHINGTON AVENUE**

DESIGNATION REPORT



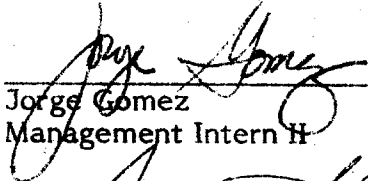
CITY OF MIAMI BEACH

DEPARTMENT OF PLANNING

REPORT OF THE CITY OF MIAMI BEACH PLANNING DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE PROPOSED DESIGNATION OF
TWENTY-FIRST STREET COMMUNITY CENTER
2100 WASHINGTON AVENUE
AS AN HISTORIC SITE


(PREPARED IN ACCORDANCE WITH SECTION 26-5.B(3)
OF THE MIAMI BEACH ZONING ORDINANCE NO. 1891)

Prepared by


Jorge Gomez
Management Intern II

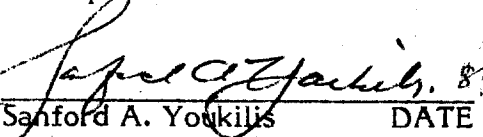
8/19/83
DATE

Contributions by


Richard S. Rickles
Principal Planner

8-17-83

Approved by


Sanford A. Youkilis
Director of Planning

8/17/83
DATE

Accepted by


Chairman
Historic Preservation Board

9/12/83
DATE

Designated by the City Commission
of the City of Miami Beach

Ordinance No. _____

Date _____

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III.	HISTORICAL INFORMATION	7
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V.	PLANNING CONTEXT	11
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TWENTY-FIRST STREET COMMUNITY CENTER

I. GENERAL INFORMATION

Historic Name:

Miami Beach Golf Course Club House

Current Name:

Twenty-First Street Community Center

Location:

2100 Washington Avenue
Miami Beach, Florida 33139

Present Owner:

City of Miami Beach

Present Occupant:

City of Miami Beach

Present Use:

Community Center
Civic Theater

Present Zoning:

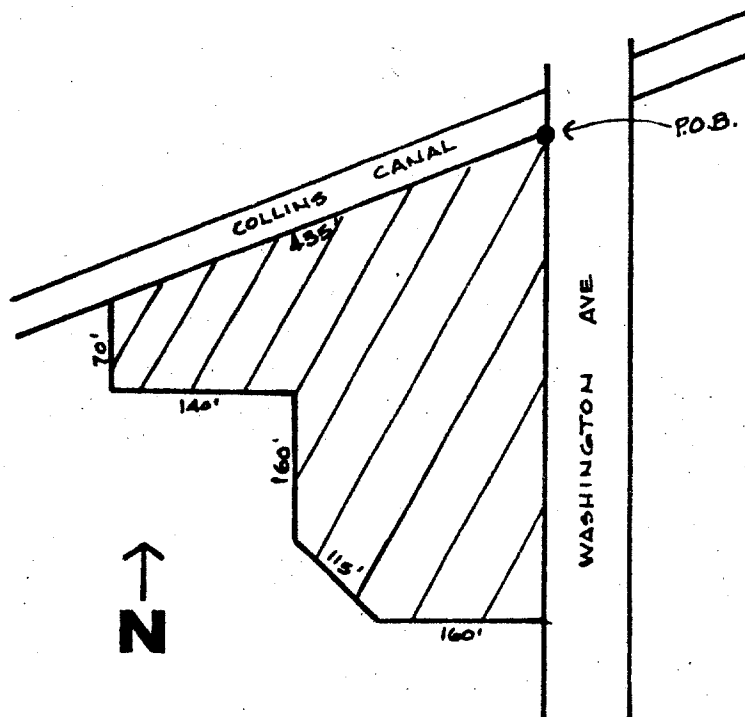
CCC Convention Center District

Tax Folio Number:

02-3227-00-0100

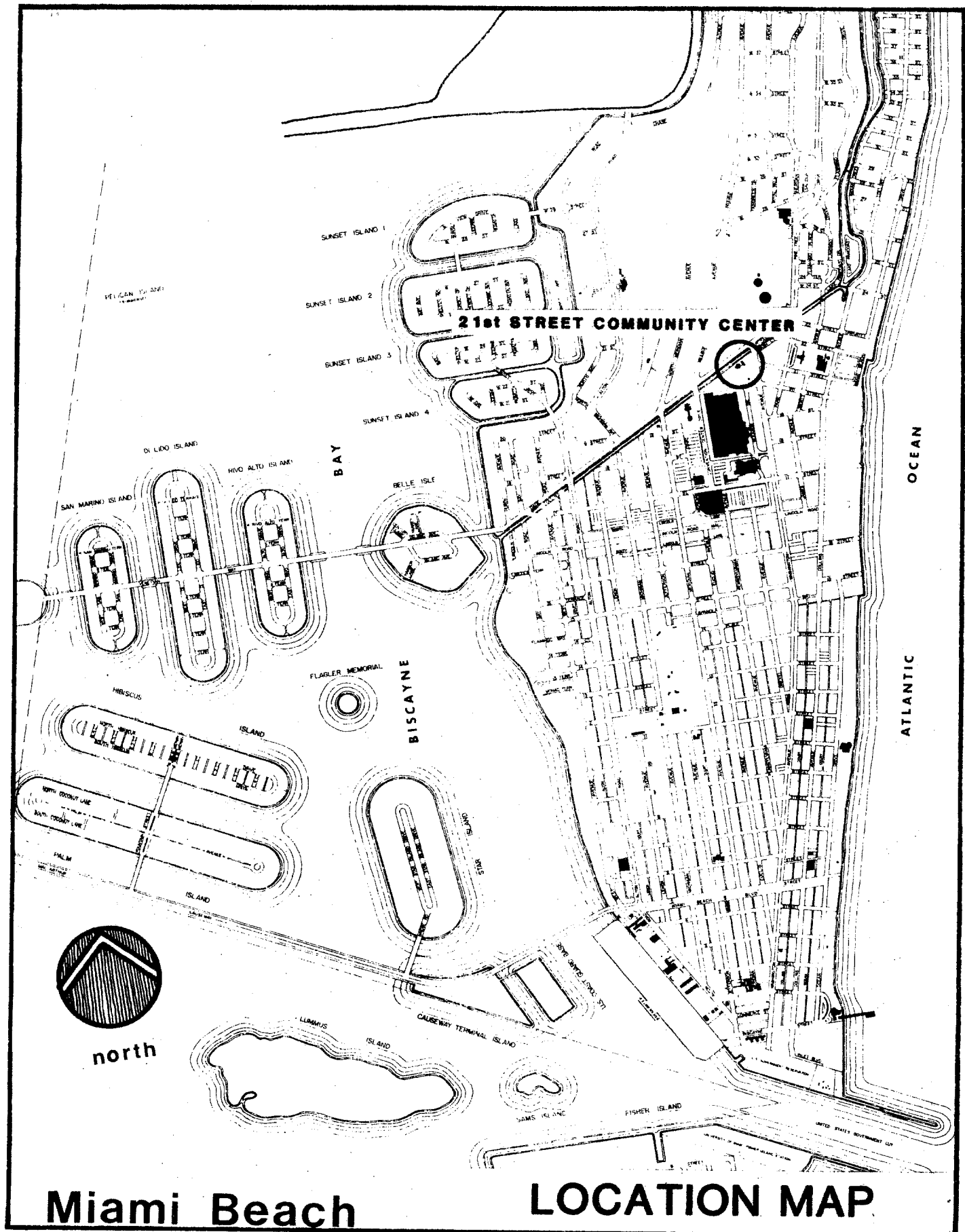
Boundary Description of HP Zoning District:

Beginning at intersection of west right of way of Washington Avenue and south boundry of Collins Canal in Section 27, Range 42 east, Township 53 south, for point of beginning, then south 510 ft.; west 165 ft., north 45° to west 115 ft., north 160 ft., west 140 ft., north 70 ft.; northeast along south boundary of Collins Canal 435 ft. to point of beginning.



Dade County Historic Survey Rating:

Architectural Significance - 2
Historical Significance - 1
Contextural Significance - 1



DADE BLVD.

GOLLINS CANAL

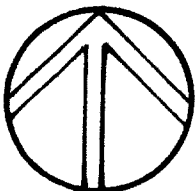
BANDSHELL

THEATRE

CLUBHOUSE

CHESS CENTER

WASHINGTON AVE.



1"=50'

SITE PLAN

II. SIGNIFICANCE

Statement of Significance

The Twenty-First Street Community Center Clubhouse, completed in 1916, is one of the oldest structures still standing in Miami Beach. Constructed by Carl Fisher as the clubhouse for one of his three golf courses, this masonry construction building is an example of Eclectic style architecture. It is architecturally distinguished by its intimate scale, and skillfully crafted details.

The architect was August (Gus) Geiger, a close friend and associate of Carl Fisher. Geiger was the tenth registered architect in the State of Florida. He was extremely prolific during his long residence in Dade County, arriving at age 17 in 1905 and remaining until his death in 1968.

In 1937 the theater and bandshell were added to the site. The theater, often referred to as the "Little Stage", was designed by Robert A. Taylor who also was the architect for the Bath Club.

The theater utilizes some of the architectural vocabulary employed by Geiger in the Clubhouse but has toned down the intricate detailing on the major elements of the building.

The golf course was purchased by the City of Miami Beach from the Fisher Development in June, 1939, for \$900,000. The Twenty-First Street Community Center is currently utilized by the local residents for a variety of recreation and educational programs and for evening entertainment activities.

Relationship to Criteria for Designation

1.a Listing on the National Register of Historic Places

The Twenty-First Street Community Center is located within the Miami Beach Architectural District which is listed on the National Register of Historic Places.

1.b Owner Consent

In Resolution No. 83-17323 adopted on April 20, 1983, the City Commission of the City of Miami Beach gives its consent to the designation of Twenty-First Street Community Center.

2.a Goals and Purposes of Historic Preservation District Regulations

The Twenty-First Street Community Center is of architectural and historic significance as stated in the Dade County Historic Survey. Furthermore, the designation of the Twenty-First Street Community Center would promote civic pride and preserve physical evidence of the City's heritage.

The designation of the Twenty-First Street Community Center would contribute to the public awareness of historic preservation. In addition, the designation of the community center would serve as an important example of the compatibility of restored, rehabilitated, or replaced structures within the Architectural District.

1. Association with events that have made significant contribution to the broad pattern of our history;
2. Associated with the lives of persons significant in our past;

Among one of the first undertakings of Carl Fisher, the Twenty-First Street Community Center is associated with the events and persons which have shaped the history of Miami Beach.

3. Embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Twenty-First Street Community Center Clubhouse is architecturally noteworthy for its finely executed architectural design and sense of scale, and for its well crafted details. The architect, August Geiger, employed a classical sense of design through his use of scale, proportion and symmetry. These elements are expressed in a Spanish idiom of applied stucco ornaments, arcaded ground floor loggia and tile roof, combined with Dutch Colonial elements.

III. HISTORICAL INFORMATION

Date Erected:

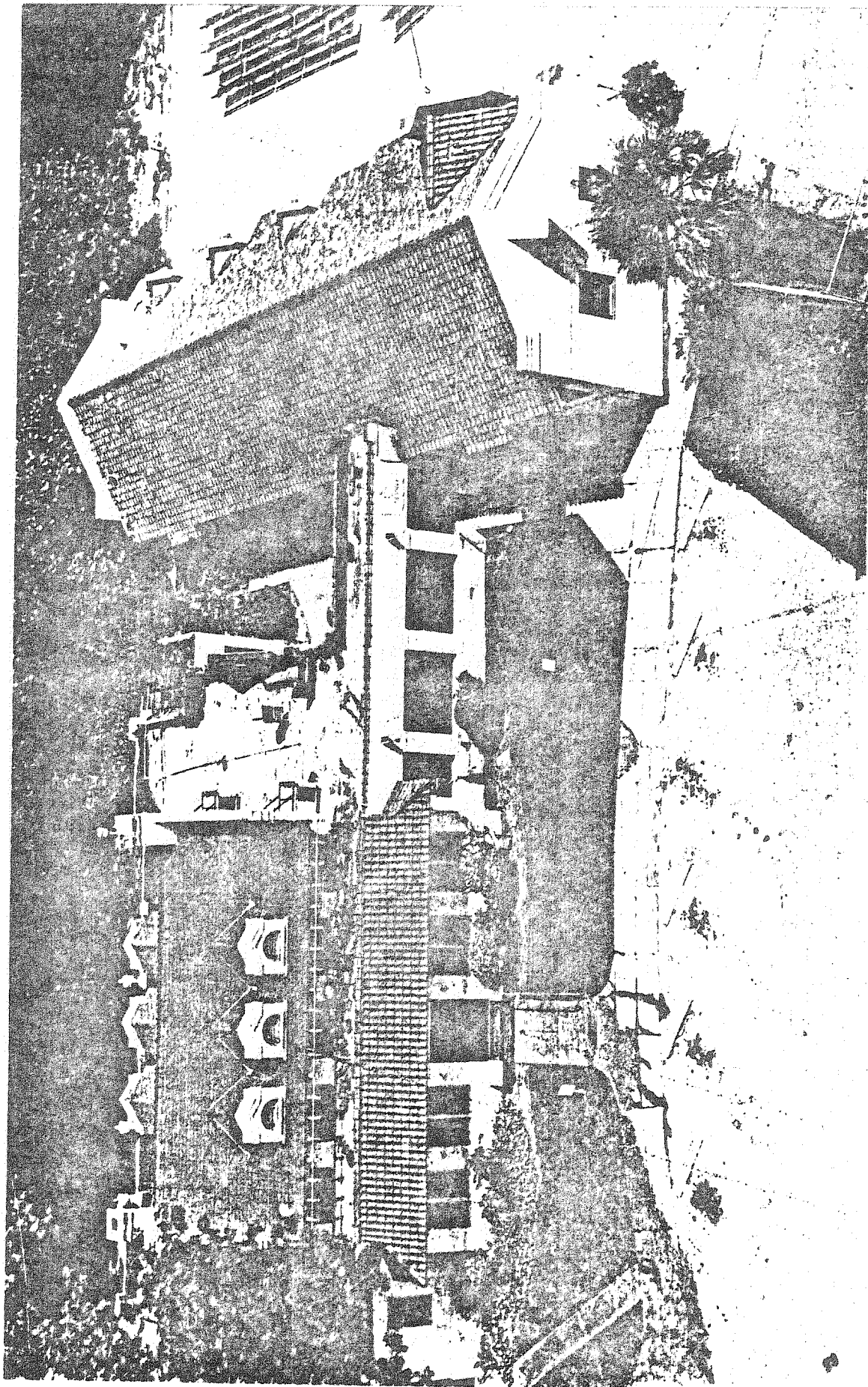
1916

Architect:

August Geiger

Historical Context:

Built in 1916, one year after the incorporation of the City of Miami Beach, the Twenty-First Street Community Center is the oldest municipal structure in the City. It was constructed as the clubhouse for Carl Fisher's private and exclusive golf course. The building is very close in design to August Geiger's Miami City Hospital (also called "The Alamo") which was designed in 1915. Geiger, with these two buildings, has created some of the earliest examples of Eclectic style architecture in the Miami Area.



• AERIAL VIEW OF CLUBHOUSE AND THEATRE, SOUTH SIDE

IV. ARCHITECTURAL INFORMATION

Description of Buildings:

The Twenty-First Street Community Center Clubhouse is a one-story building. It is comprised of a central hall, flanked on the north and south by enclosed loggias, and with flat roofed wings extending to the east and west. The pitched tile roof contains chimneys on either end, and arch-windowed dormers. Connecting the clubhouse and theater is a low, covered walkway. The theater, also one-story, is a rectangular building with a pitched red tile roof. Wooden brackets support and decorate the eaves. A rough stucco skin surfaces the facade of both buildings.

Clubhouse South Elevation:

At the center of the facade is a set of double doors. On either side of this entrance is a set of flagpole supports that have been capped. A set of two jalousie, aluminum windows flank the doorway. The tiled roof is pitched back, and meets the roof line of the enclosed loggia. It is supported by ornate wooden brackets. A row of lightbulbs have been added under the eaves but are incompatible with the facade.

The clerestory wall of the central hall has five windows. They are separated into three parts and are made of glass with wooden mouldings. The roof is pitched and covered with shingles. The three dormers have arched windows that are louvered, and there is a decorative relief trim on the upper edge of the dormers.

Clubhouse North Elevation:

The central portion of the facade is characterized by a five arched loggia. The center arch has a set of double wooden doors. The two arches to the east are covered with wood paneling and a jalousie window. The arch immediately to the west is treated in the same manner as the other two but the last arch has been blocked in and a square, wooden trim window put in its place. A horizontal band of intricate relief work decorates the roof line of the loggia. The edge of the parapet wall originally included six ornamental urns. The three that remain are badly eroded. The east and west wing extensions on the north facade are identical. They consist of a single arched window, with wooden mouldings. It is separated into three parts with the center section being a double hung window. The clerestory wall, windows, and dormers are identical to the south elevation.

Clubhouse West Elevation:

The central portion of the wing consists of a wooden door with double hung windows on either side. To the left and right of the facade are large arched windows with the same characteristics as described in the north elevation. The parapet edge originally included a row of tile but the tile has since fallen off. The center portion of the parapet is angled and is decorated with relief mouldings. Underneath this trim is a carved out circle, also with ornate relief work about its perimeter.

Clubhouse East Elevation:

The parapet decoration of the east facade is identical to the west. A single door with two double hung windows comprise the center section, to the left is the covered walkway that connects the clubhouse and theater. On the right side of the door is an apparent small addition to the wing.

Description of Significant Interior Areas:

Central Hall - On the west end is a grand fireplace and mantle. At the east end is a staircase with finely carved, wooden baluster and handrails. The flooring is of Dade County Pine. The ceiling has graceful arched ribs, richly decorated.

Theater East Elevation - An interesting rhythm is created with the use of angled parapets and tiled canopies over doors and windows. The parapet on the left is the largest of the four. It has a simple trim line decorating the edge. All the windows have wood mouldings. The remaining three parapets are smaller but have the same simple trim. The eaves and tile canopies are supported by wooden brackets.

Theater West Elevation - The tile canopies over the two entrances are supported by large wooden brackets. Large air-conditioning units cover three windows on the left side of the covered walkway. The remaining windows are of jalousie type with aluminum trim.

Theater North Elevation - The facade consists of a large angled parapet with a semi-circular, louvered window. The decorative trim is the same simple relief work found in the other elevations. Below, a rectangular window is centered on the facade. On the left side is the entrance to a public restroom.

Theater South Elevation - The design of the south facade is basically the same as the north facade. However, the semi-circular window has been replaced by a ventilation fan and a metal hood placed over it. Concrete steps lead to a wooden door. There is a small jalousie window to the left of the door.

V. PLANNING CONTEXT

Present Trends and Conditions:

The Twenty-First Street Community Center is a highly used public facility with regularly scheduled dances, theater events, meetings, classes, and exhibits. So as to continue providing these services to the citizens of Miami Beach, the Community Center is the subject of a two-part rehabilitation program:

Firstly, the existing historic structure will be rehabilitated along with the creation of a new dance floor and chess center. Rehabilitation plans have been completed and approved by the Secretary of State as being in conformance with the Secretary of the Interior Standards for Rehabilitation of Historic Structures (see Attachment 'A').

Secondly, a new multi-use facility will be added on the site to meet the increasing needs of the Center users. The design contract for the new facility includes a Collins Canal/Twenty-Second Street Walkways, which will form a pedestrian link between the Garden Center, the Convention Center, the Twenty-First Street Community Center, the Bass Museum of Art, the Miami Beach Public Library, and the new Beachfront Park and Promenade. Funds for the rehabilitation of the existing structure are provided by Community Development Block Grant Funds. Funds for the new facility and the Canal Walk are provided by a \$2,000,000 City of Miami Beach bond issue.

Conservation Objectives

The Twenty-First Street Community Center is being nominated for designation to ensure the preservation of this unique architectural and historically significant group of structures. In addition, designation will ensure the compatibility of the design of the new facility with the site and existing structures.

VI. HP ZONING ELEMENTS

Boundaries:

The boundaries of HP Zoning have been drawn to include that portion of the Golf Course Subdivision as described in Section I. The official zoning map of the City shall indicate such boundaries and shall use the symbol HP-2.

Major Exterior Surfaces Subject to Review:

All exterior facades of the clubhouse and theater shall be considered major exterior surfaces subject to review.

Major Interior Areas Subject to Review:

The clubhouse central hall and covered loggias, including floor, walls, decorative mouldings, light fixtures, fireplace, and stairway shall be subject to review.

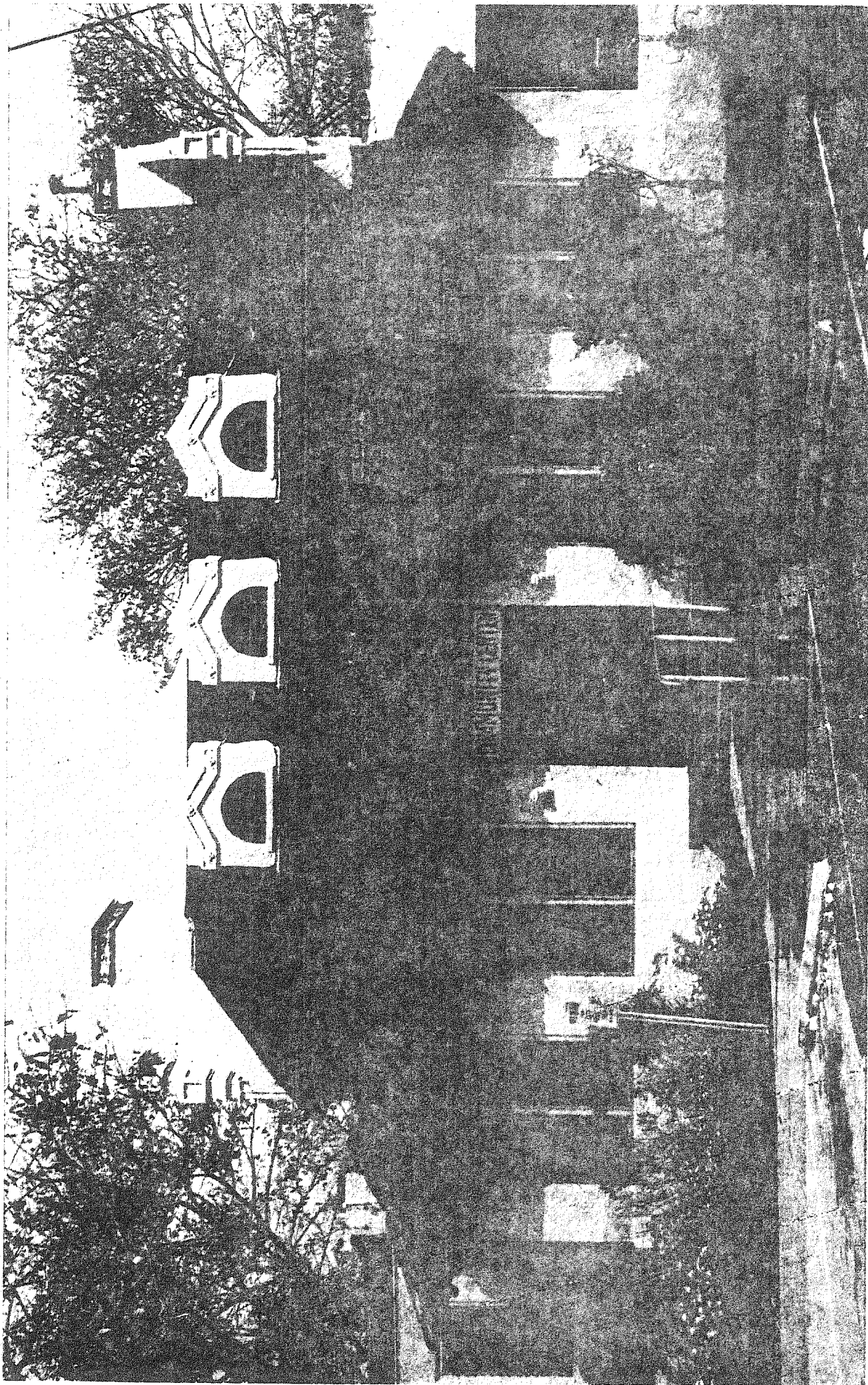
Major Landscape Features Subject to Review:

All major landscape features are subject to review.

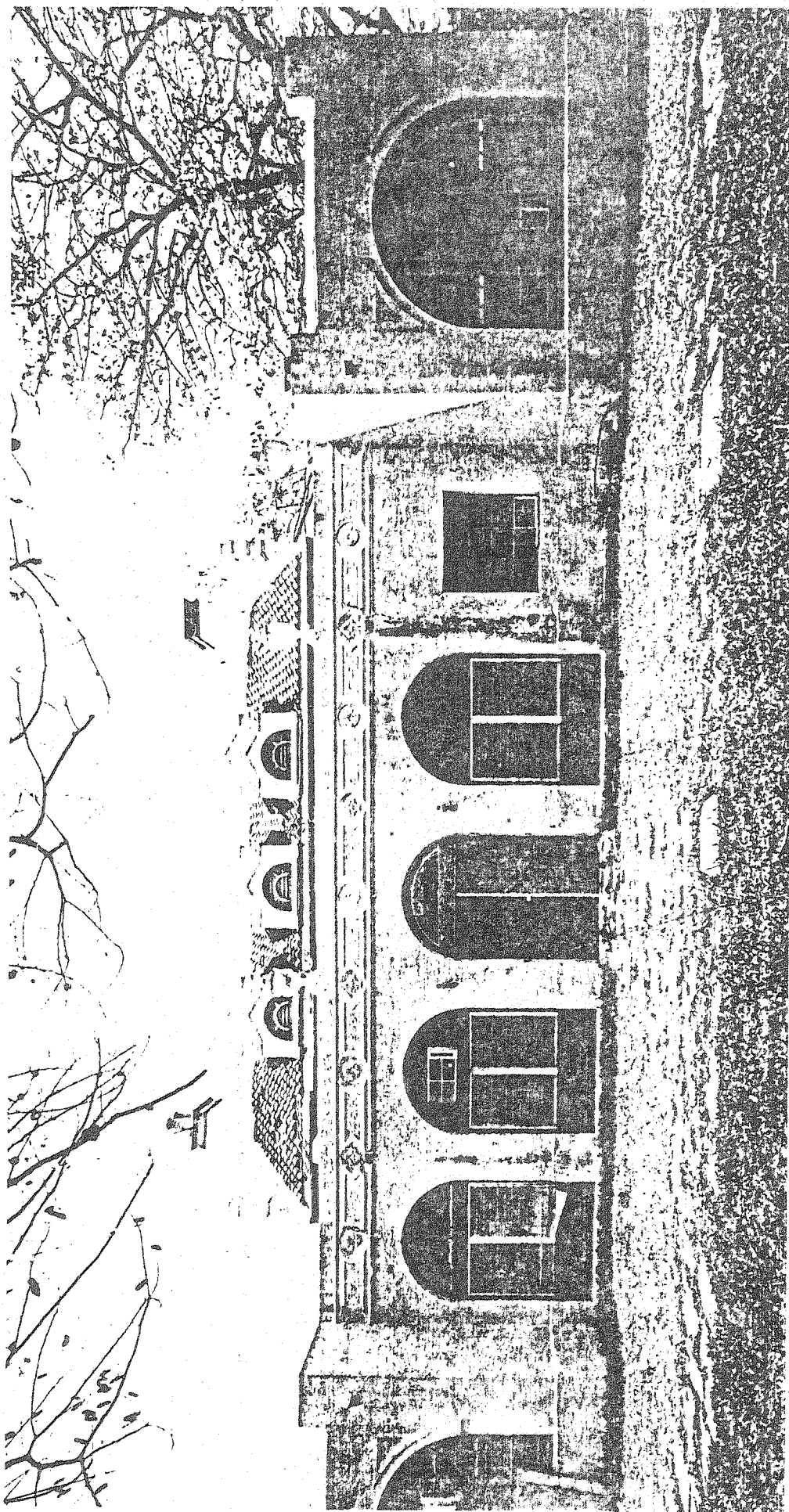
Evaluation Guidelines

The following guidelines shall be used by the Historic Preservation Board to evaluate the appropriateness and compatibility of proposed development affecting the designated site:

- U.S. Secretary of Interior's Standards of Historic Preservation Rehabilitation Projects.



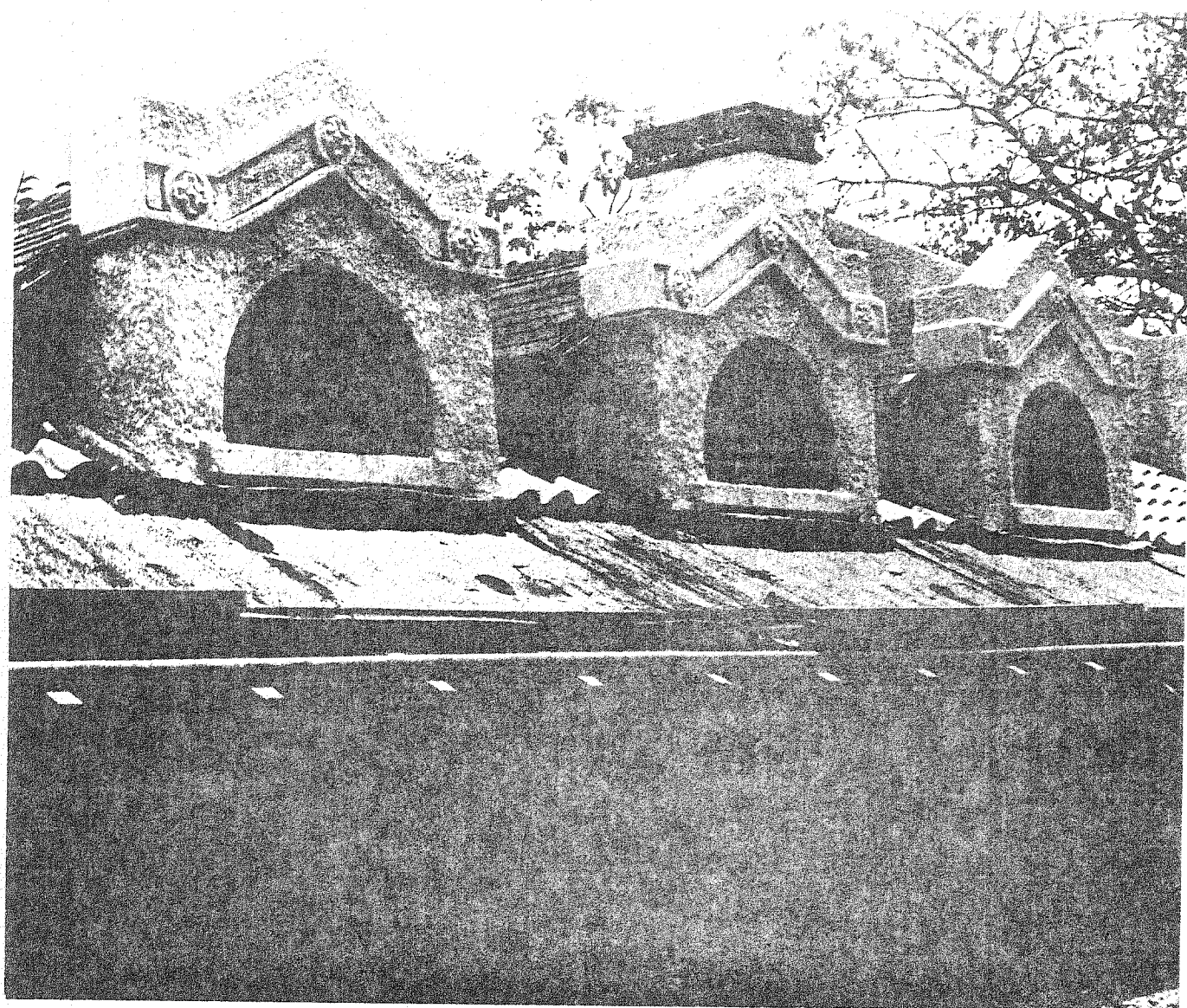
• CLUBHOUSE - SOUTH FACADE



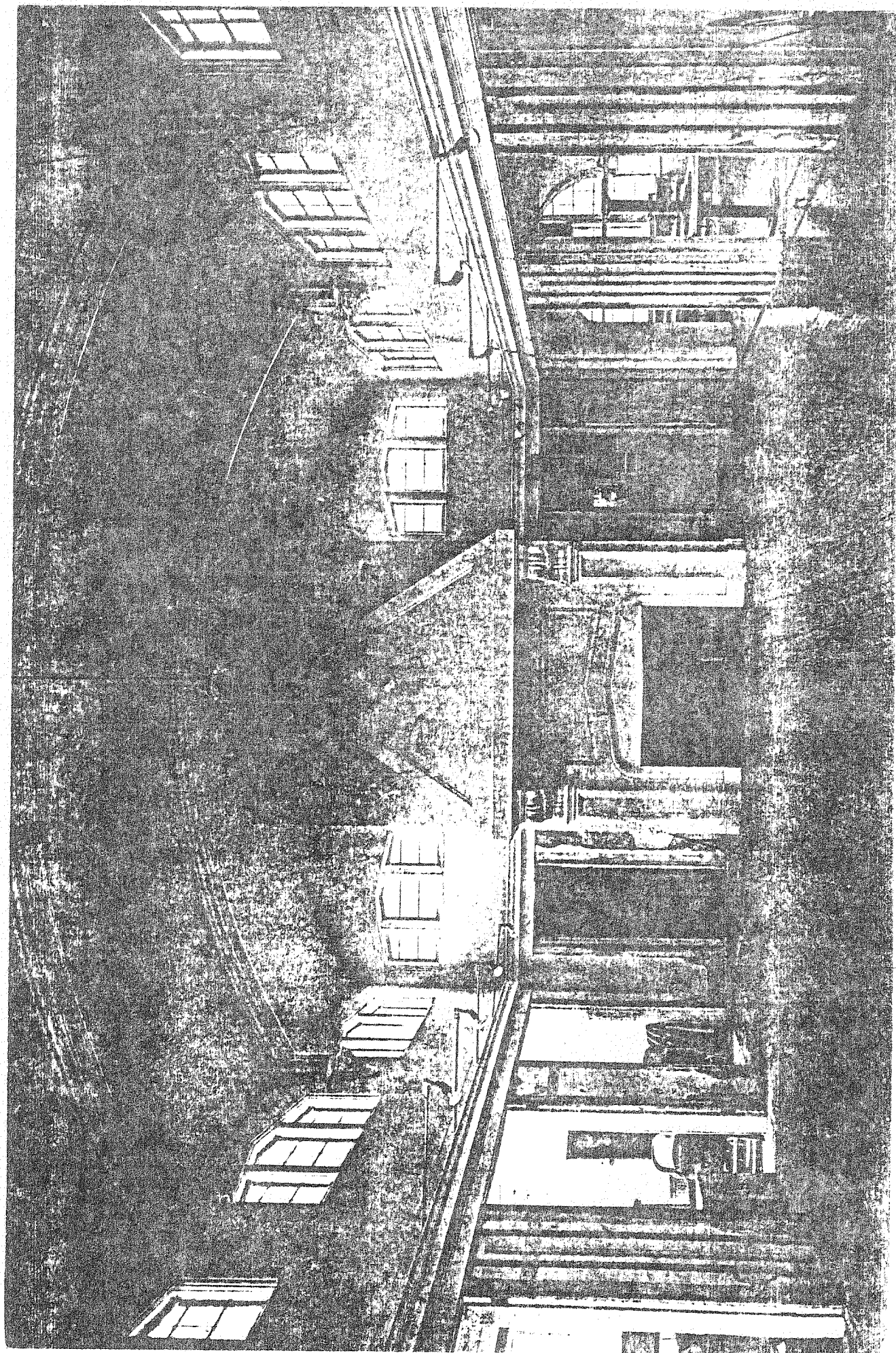
• CLUBHOUSE - NORTH ELEVATION



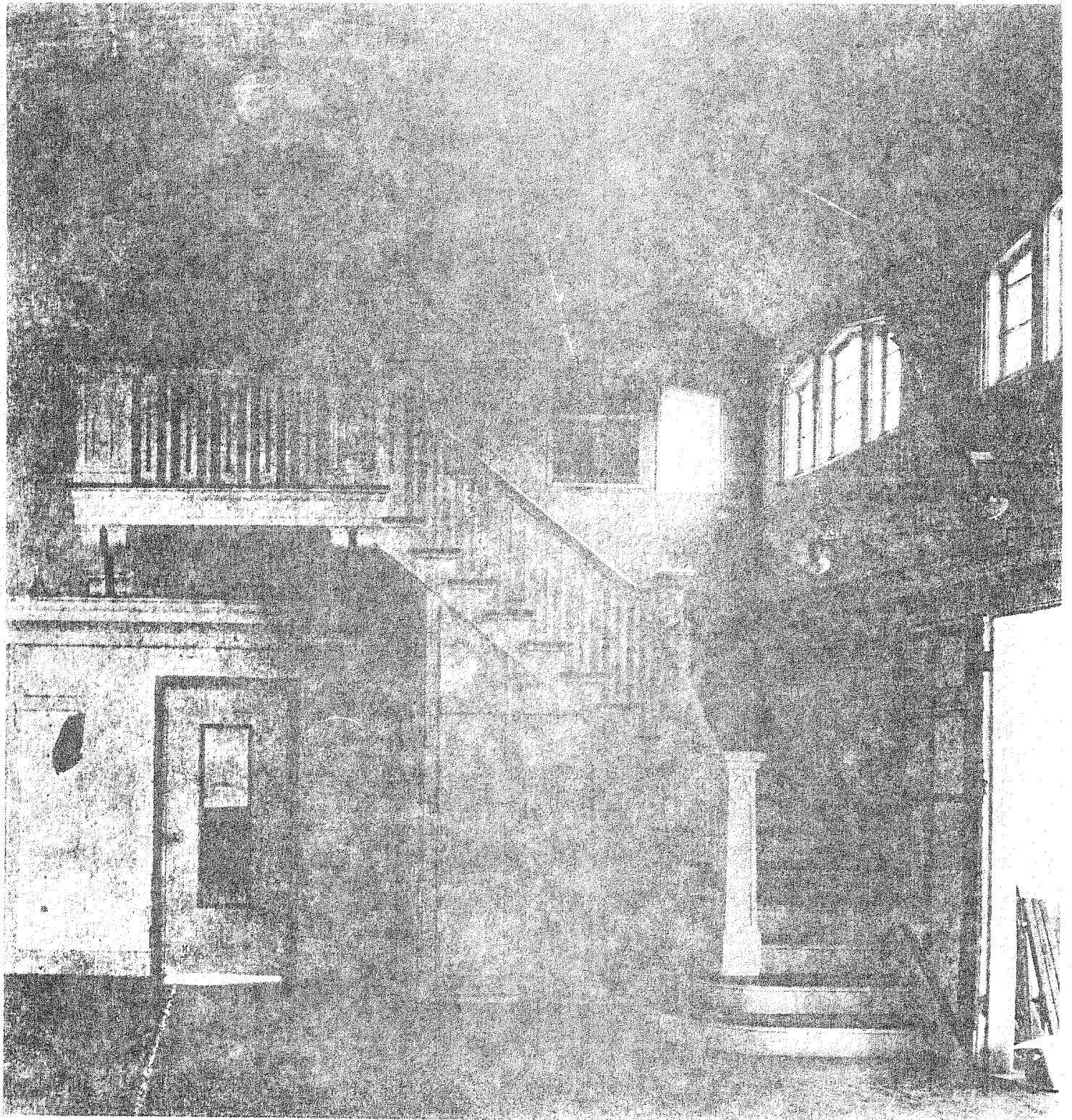
• CLUBHOUSE - BREEZEWAY AT COURTYARD, EAST END
(NOTE DETAILS ON PARAPET)



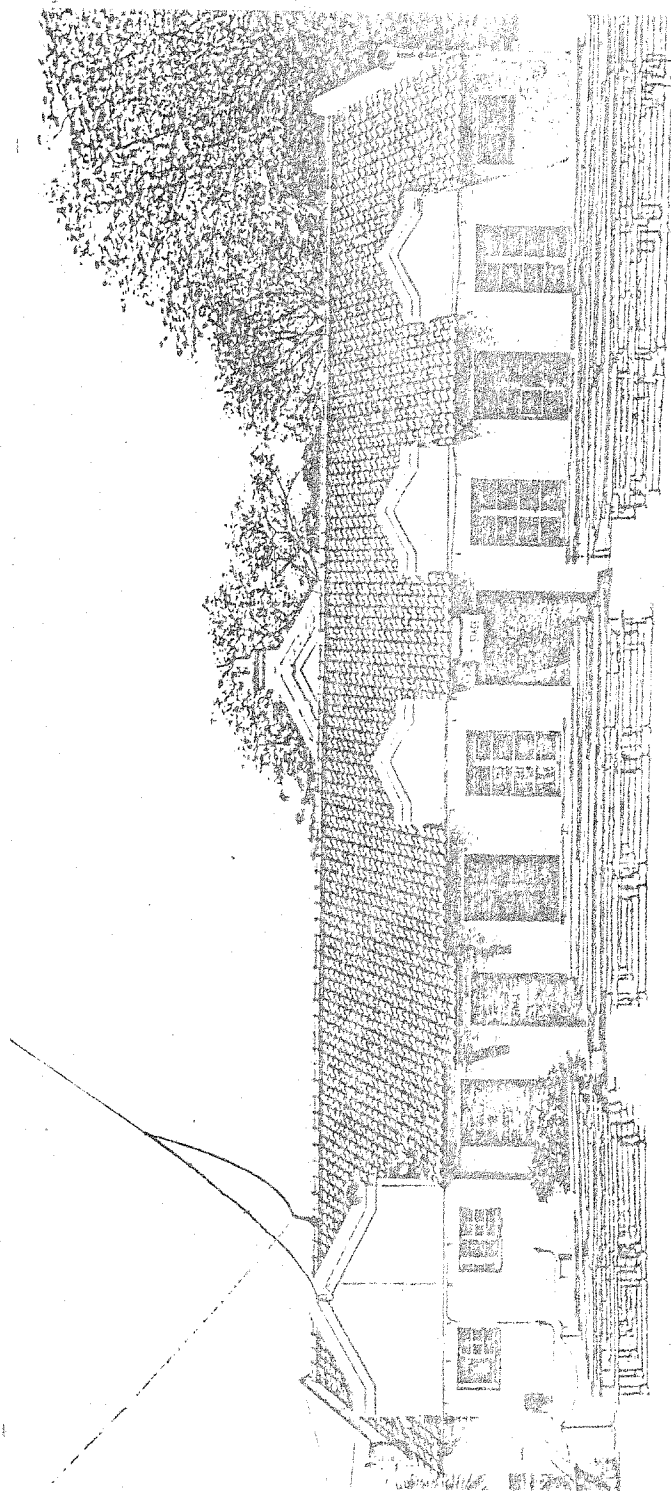
• CLUBHOUSE - DORMER DETAIL, NORTH FACADE



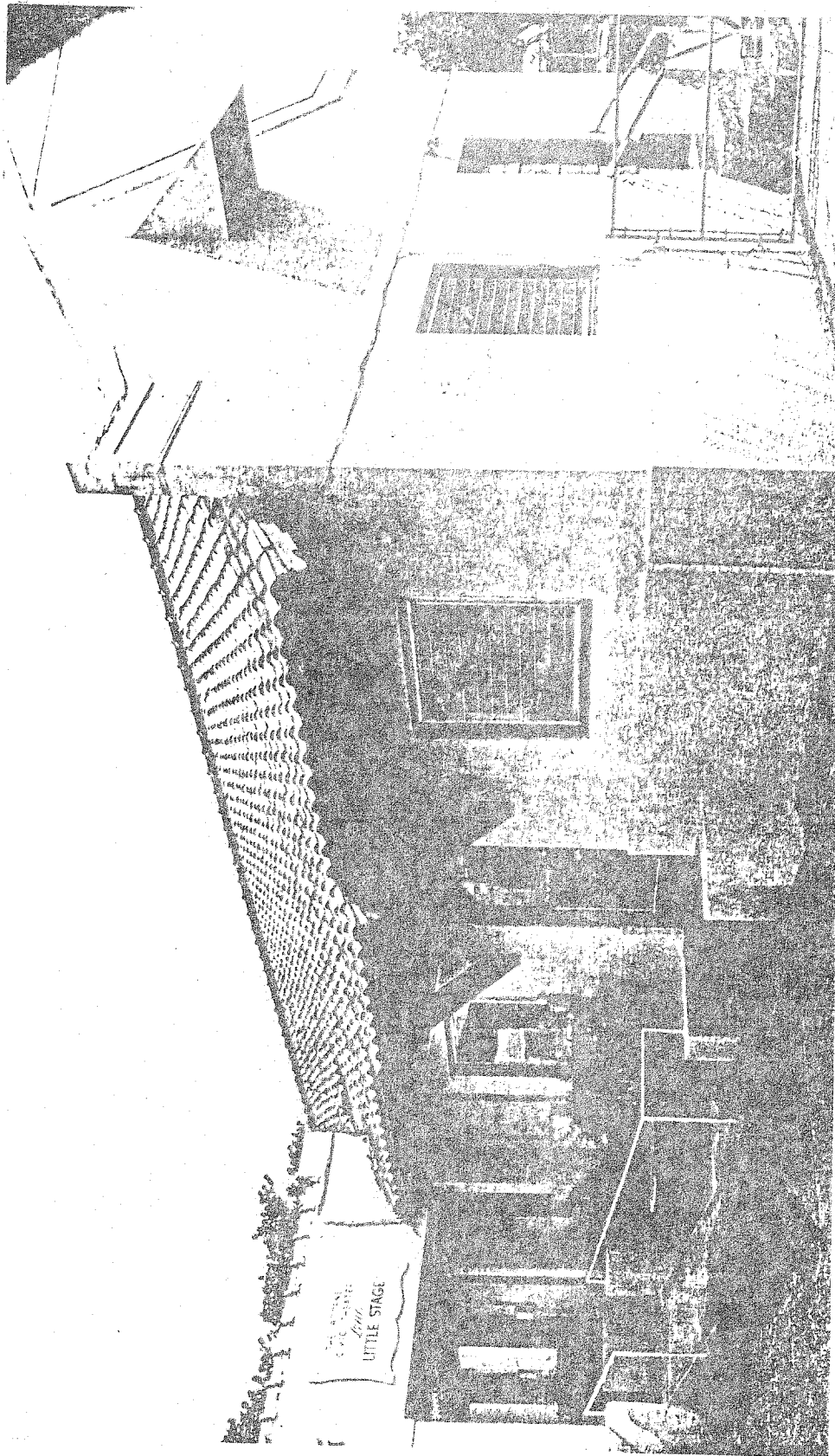
• CLUBHOUSE - INTERIOR, WEST END



• CLUBHOUSE - INTERIOR, STAIR DETAIL, EAST END



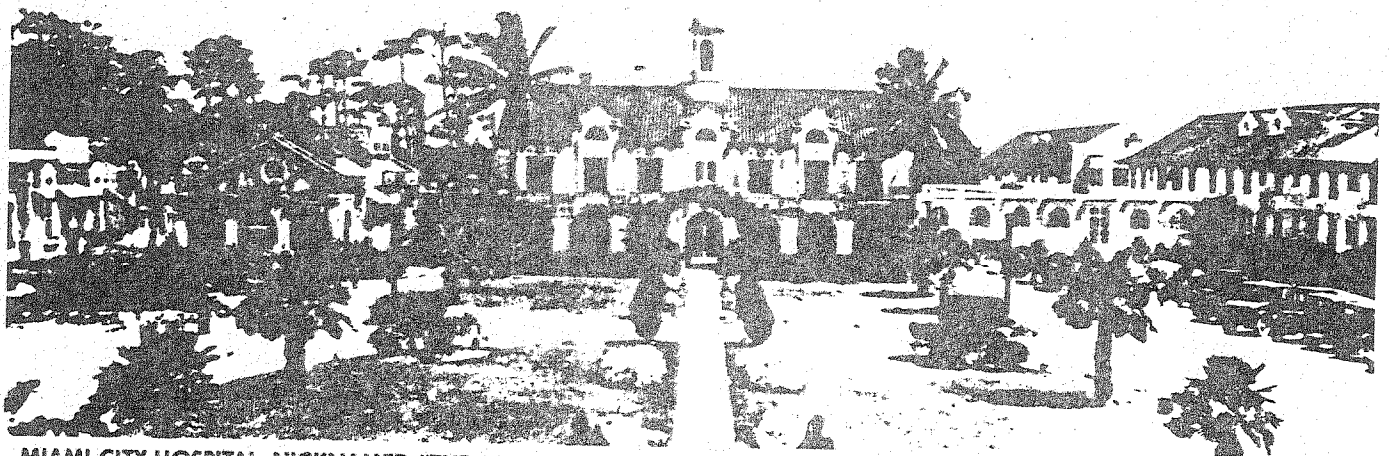
• THEATRE - EAST ELEVATION



• THEATRE - SOUTHWEST ELEVATION

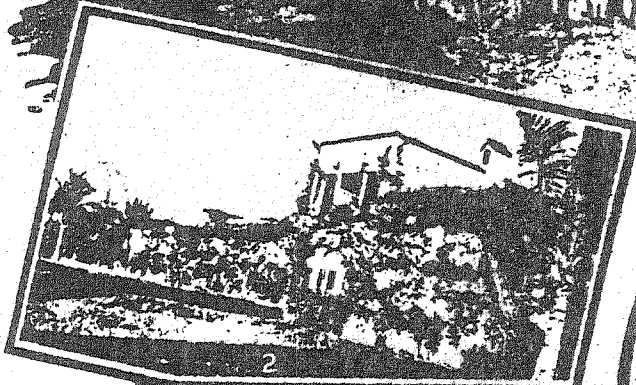
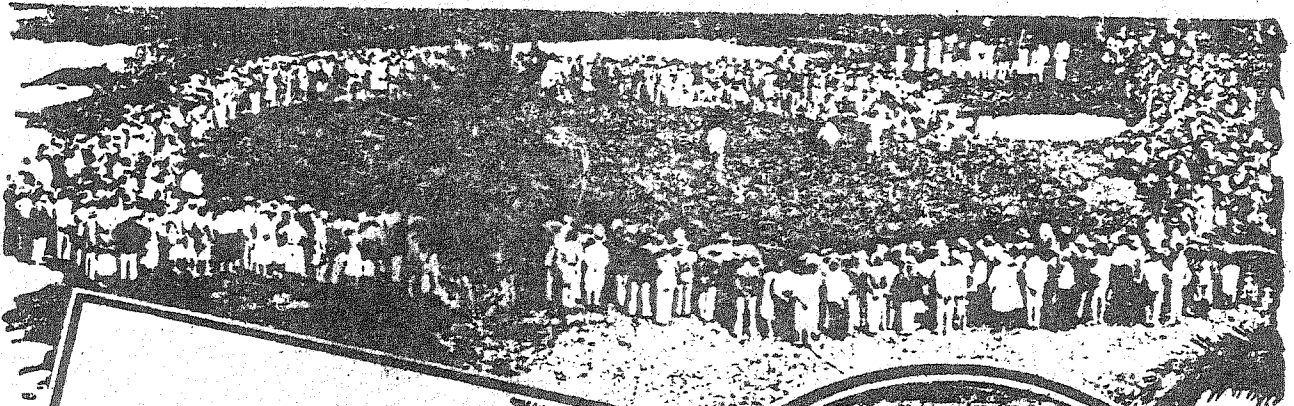


THE MIAMI BEACH MUNICIPAL GOLF COURSE BUILDING, BY AUGUST GEIGER, BEARS A STRONG SIMILARITY TO THE ALAMO. COMPLETED IN 1916, IT NOW SERVES AS THE WASHINGTON AVENUE COMMUNITY CENTER. (ROMER COLLECTION, MIAMI-DADE PUBLIC LIBRARY)



MIAMI CITY HOSPITAL, NICKNAMED "THE ALAMO," WAS DESIGNED BY AUGUST GEIGER IN 1915 (ROMER COLLECTION, MIAMI-DADE PUBLIC LIBRARY)

GOLF ON THREE COURSES AND OTHER



1. FINISHING ON 18TH GREEN OF LA GORCE OPEN GOLF TOURNAMENT.
2. BAY SHORE GOLF CLUBHOUSE.
3. LA GORCE GOLF CLUBHOUSE.
4. MUNICIPAL GOLF CLUBHOUSE.
5. NATIONAL GOLF TOURNAMENT ON ONE OF OUR COURSES.

PLAZA MINIATURE GOLF LINKS
ONE OF THE MOST BEAUTIFUL MIDGET
COURSES IN THE UNITED STATES.

PROMOTIONAL BROCHURE, "LURE OF MIAMI BEACH", 1931

OCT 25 1981

DEPARTMENT OF
ECONOMIC DEVELOPMENT

By _____



FLORIDA DEPARTMENT OF STATE

George Firestone
Secretary of State

OCT 15 1981

DEPARTMENT OF
ECONOMIC DEVELOPMENT

By _____

DIVISION OF ARCHIVES, HISTORY
AND RECORDS MANAGEMENT

L. Ross Morrell, Director
(904) 488-1480

September 28, 1981

In reply refer to:

Ms. Janice L. Bordelon
Project Historian
(904) 487-2333

Ms. Gladys A. Kane
Community Development Director
Department of Economic Development
City Hall
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Your Letter of August 21, 1981
Cultural Resource Assessment Request
Rehabilitation of the 21st Street Community Center
Miami Beach, Dade County, Florida

Dear Ms. Kane:

In accordance with the procedures contained in 36 C.F.R., Part 800 ("Procedures for the Protection of Historic and Cultural Properties"), we have reviewed the above referenced project for possible impact to archaeological and historical sites or properties listed, or eligible for listing, in the National Register of Historic Places. The authorities for these procedures are the National Historic Preservation Act of 1966 (Public Law 89-665) as amended by P.L. 91-243, P.L. 93-54, P.L. 94-422, P.L. 94-458, and P.L. 96-515 and Presidential Executive Order 11593 ("Protection and Enhancement of the Cultural Environment").

David Ferro, Preservation Architect for the Division of Archives, History and Records Management, has reviewed the plans and specifications for the rehabilitation of the 21st Street Community Center. It is the determination of this office that the proposed rehabilitation has maintained the architectural integrity and standards of the original structure through the application of the Secretary of the Interior's Guidelines. It is, therefore, the opinion of this agency that the proposed project will have a beneficial effect on the subject property, and should be allowed to proceed.

FLORIDA-State of the Arts

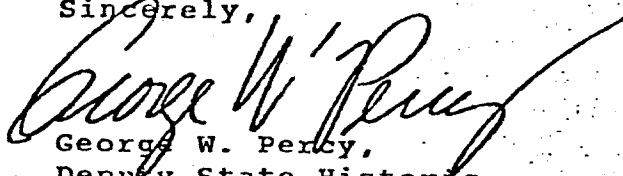
ATTACHMENT 'A'

The Capitol • Tallahassee, Florida 32301 • (904) 488-3680

Ms. Gladys A. Kane
September 28, 1981
Page Two

We commend the sensitive treatment of the rehabilitation of the Community Center. And on behalf of the Secretary of State, George Firestone, we thank you for your interest and cooperation in preserving Florida's historic resources.

Sincerely,


George W. Percy,
Deputy State Historic
Preservation Officer

GWP:Beh

VII. BIBLIOGRAPHY

Lummas, J.N. The Miracle of Miami Beach; Miami Post Publishing Company, 1944.

Dade County, Florida. From Wilderness to Metropolis; Metropolitan Dade County Office of Community and Economic Development, Historic Preservation Division; Metropolitan Dade County, 1982.

City of Miami Beach, Florida. "Twenty-First Street Community Center, Application for Urban Park and Recreation Recovery Grant"; City of Miami Beach Economic Development Department, Planning Division; Miami Beach, 1980.

Dade County, Florida. "Survey Findings in Miami Beach"; Metro-Dade Office of Community and Economic Development, Historic Preservation Division; June, 1981.

Florida, State of. "Florida Master Site File, Historic Site Data Sheet"; Department of State, Division of Archives, History and Records Management, Ivan Rodriguez, Dade County Parks and Recreation Department.

All photographs, unless otherwise stated, are from the Twenty-First Street Community Center plans, prepared by Zyscovich Architects, 1983.

AN ORDINANCE OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING ORDINANCE NO. 1891, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE AND THE MAPS ATTACHED THERETO BY DESIGNATING THE 21ST STREET COMMUNITY CENTER, 2100 WASHINGTON AVENUE AS AN HISTORIC PRESERVATION SITE AND BY EXCLUDING THE SUBJECT PARCEL OF LAND FROM THE CCC CONVENTION CENTER DISTRICT AND INCLUDING THE SAME IN THE CCC/HP, CONVENTION CENTER/HISTORIC PRESERVATION ZONING DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1: That the following parcel of land identified as follows:

Beginning at intersection of west right of way of Washington Avenue and south boundary of Collins Canal in Section 27, Range 42 east, Township 53 south, for point of beginning, then south 510 ft.; west 165 ft., north 45° to west 115 ft., north 160 ft., west 140 ft., north 70 ft.; northeast along south boundary of Collins Canal 435 ft. to point of beginning.

and as shown on Exhibit "A", which is attached and made a part hereof, be and the same is hereby designated an historic preservation site and is excluded from the CCC Convention Center District and included in the CCC/HP Convention Center/Historic Preservation District as said districts are defined and set forth in Zoning Ordinance No. 1891. The official zoning map of the City of Miami Beach shall indicate the boundaries of this designation and shall use the symbol CCC/HP-2. Pursuant to Section 26-5 C(3) of Zoning Ordinance No. 1891, the elements of this property which are subject to review and the evaluation guidelines are contained on p. 12 of the 21st Street Community Center Designation Report, adopted by the Historic Preservation Board on September 22, 1983, and amended by the City Commission January 18, 1984.

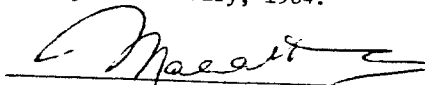
SECTION 2: All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3: SEVERABILITY. If any section, sub-section, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such hold shall not affect validity of the remaining portions of this Ordinance.

SECTION 4: EFFECTIVE DATE

This Ordinance shall take effect days after adoption, on February 11th, 1984.

PASSED AND ADOPTED this day of 1st day of February, 1984.


MAYOR


ATTEST:


CITY CLERK

RWP/SAY/rg 1st Reading - January 18, 1984
2nd Reading - February 1, 1984

X1/18/84

**FORM APPROVED
LEGAL DEPARTMENT**

BY: 
DATE: 1-19-84